



1, 5, 5A, 7 GLADYS AVENUE

FRENCHS FOREST NSW

DA Submission
February 2023

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1.0 Urban & Cultural Contest

1.0 Urban & Cultural Contest / 1.01 Vision

“Frenchs Forest is an urban forest, with green streets and new open space, making a feature of the forest that has always shaped the site’s story.

Frenchs Forest will provide character and great places; it will foster healthy and connected communities, attract families and encourage new business. It will set the benchmark for health and wellness, liveability and prosperity in a new urban centre.”

- Frenchs Forest 2041 Place Strategy





"Frenchs Forest 2041 aims to:

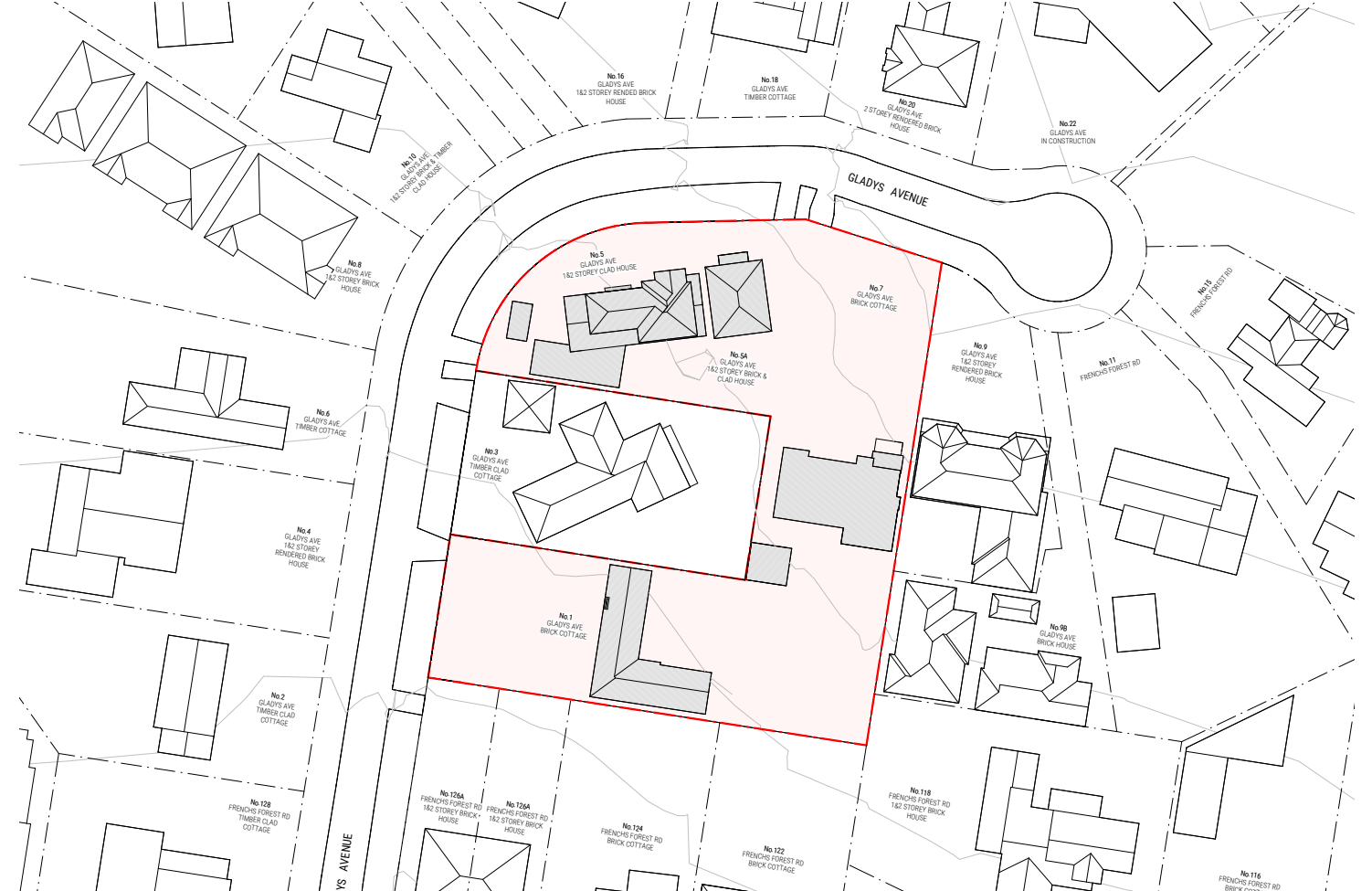
1. Provide a clear vision and design principles for the future of Frenchs Forest.
2. Plan for a mixed use centre on the current The Forest High School site to support a range of retail, civic, commercial and residential use.
3. Create and identify opportunities for high quality, attractive and welcoming public spaces and green links that positively contribute to Frenchs Forest's character.
4. Provide a range of housing types and densities, including apartments, terraces and affordable housing, to improve housing choice and create opportunities for key workers to live close to the hospital.
5. Create a new neighbourhood centre on Bantry Bay Road to activate Brick Pit Reserve.
6. Promote Frenchs Forest as a self-sustaining precinct that integrates sustainability at a precinct level using industry-recognised building rating tools.
7. Install green infrastructure, create green spaces, reduce heat island effect, reduce the environmental footprint, enhance ecosystems and create opportunities and spaces for people to relax outdoors.
8. Relocate The Forest High School to create a state-of the-art education facility that is within easy access of transport connections and recreation facilities."

- Frenchs Forest 2041 Place Strategy

1.0 Urban & Cultural Contest / 1.03 Site Identification



Frenchs Forest 2041 - Master Plan

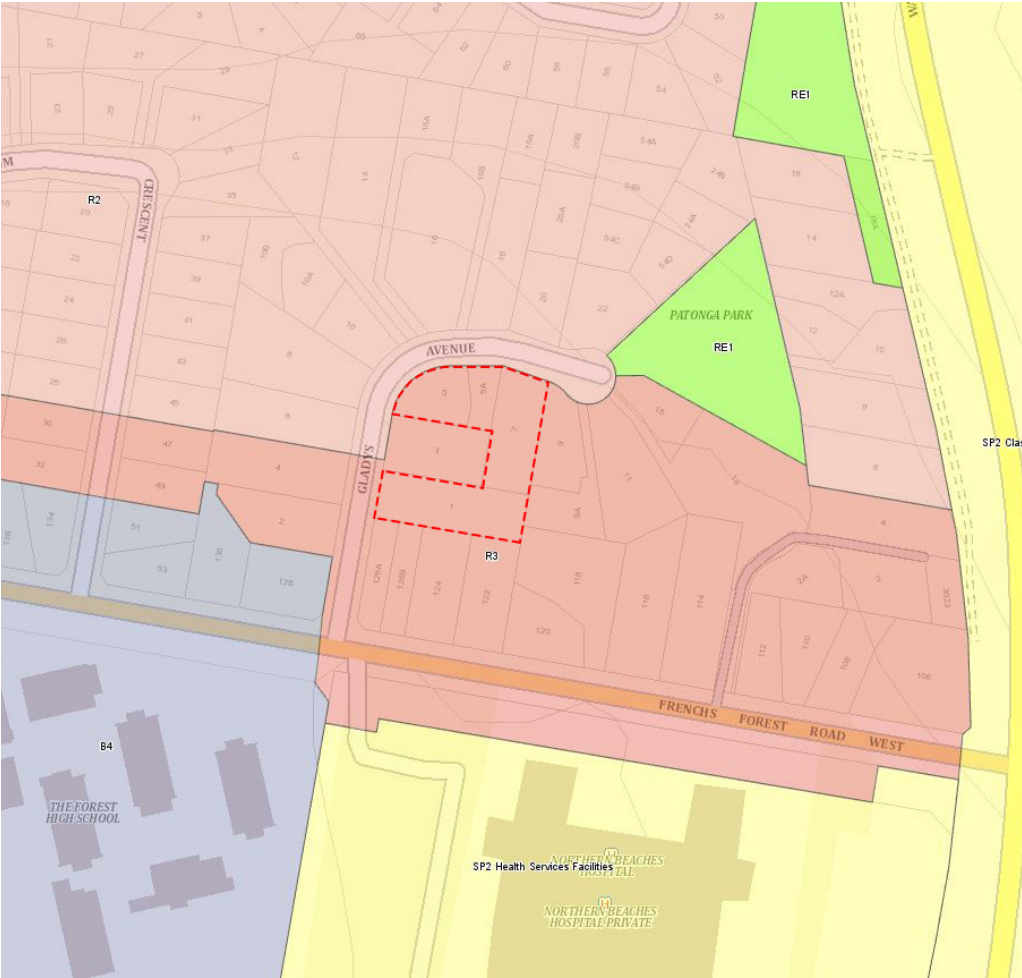


Existing Site Plan

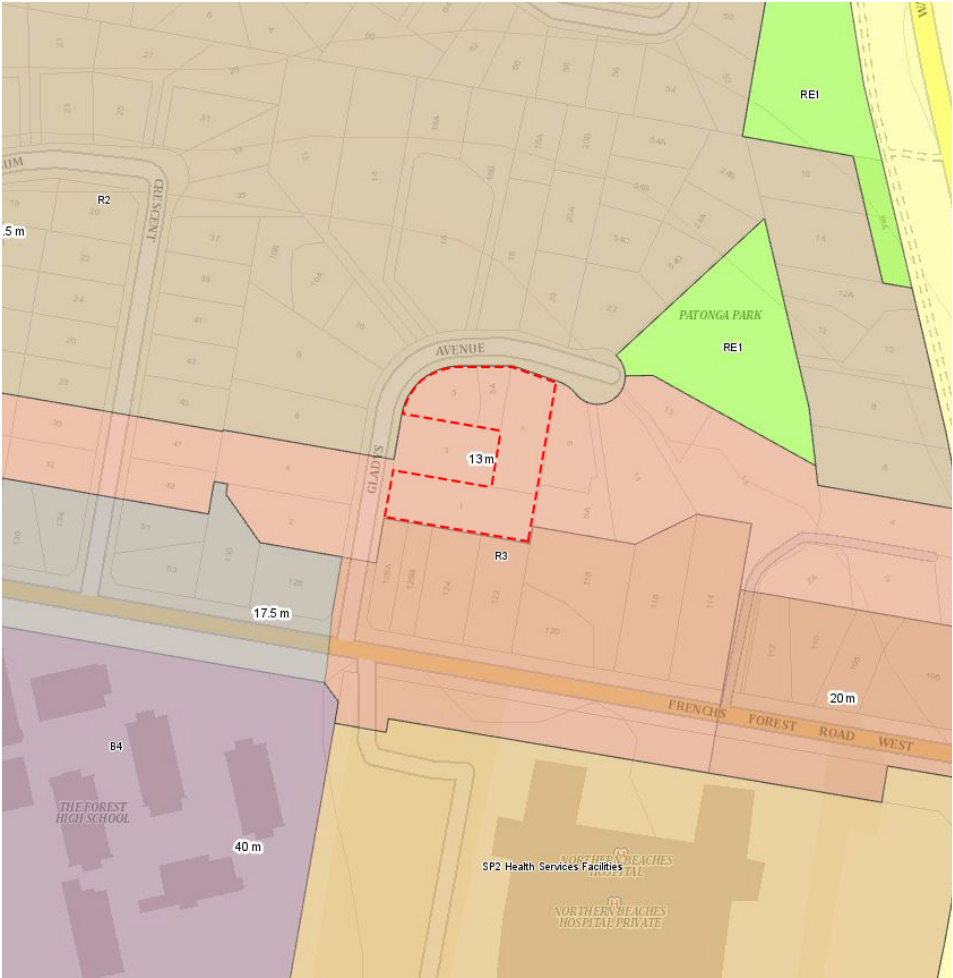
1.0 Urban & Cultural Contest / 1.04 Planning Controls

Warringah LEP2011

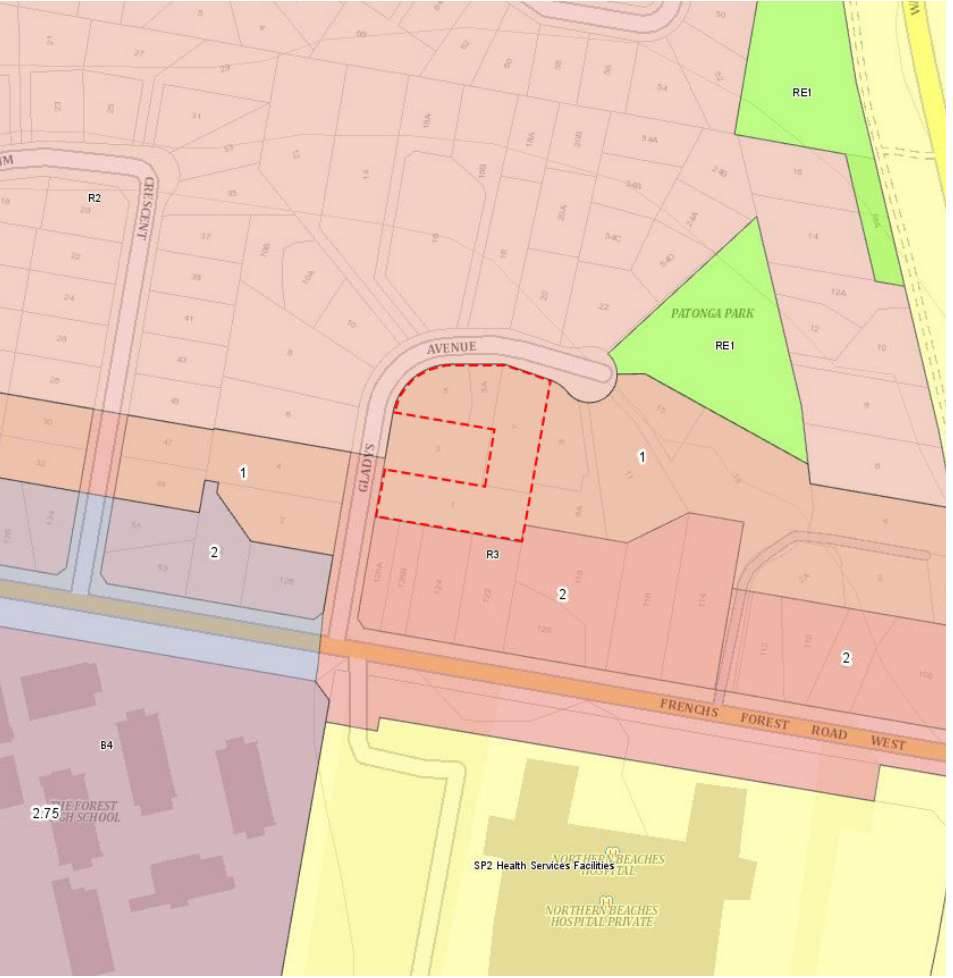
The site sits within the precinct currently undergoing a transition to higher density. The proposed controls for the site under the LEP are FSR of 1:1 and a height limit of 13m. Maximum GFA for the site is 3523 m².



Landing Zone
R3 Medium Density Residential



Height of Buildings
13m



Floor Space Ratio
1 : 1

- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- B4 Mixed Use
- SP2 Infrastructure

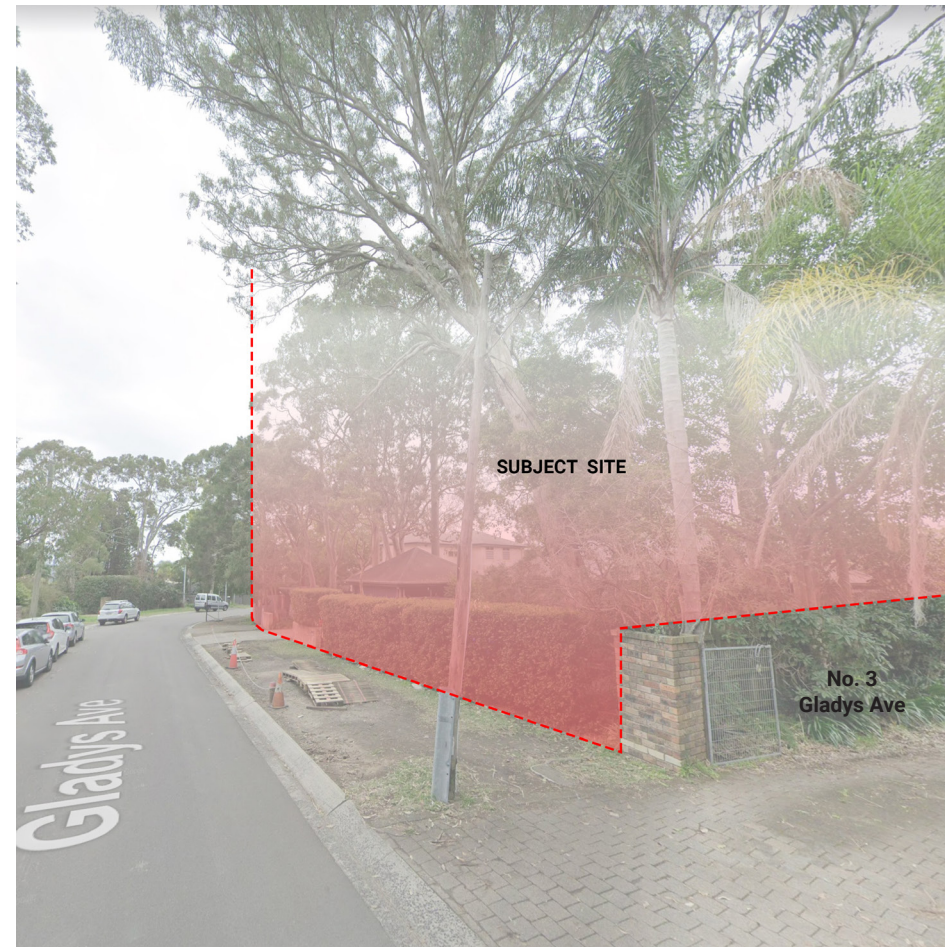
- 8.5m
- 13m
- 17.5m
- 20m
- 40m

- N/A
- 1 : 1
- 2 : 1
- 2 : 1
- 2.75 : 1
- N/A
- N/A

1.0 Urban & Cultural Contest / 1.05 Site Photography



View 1
North down Gladys Avenue



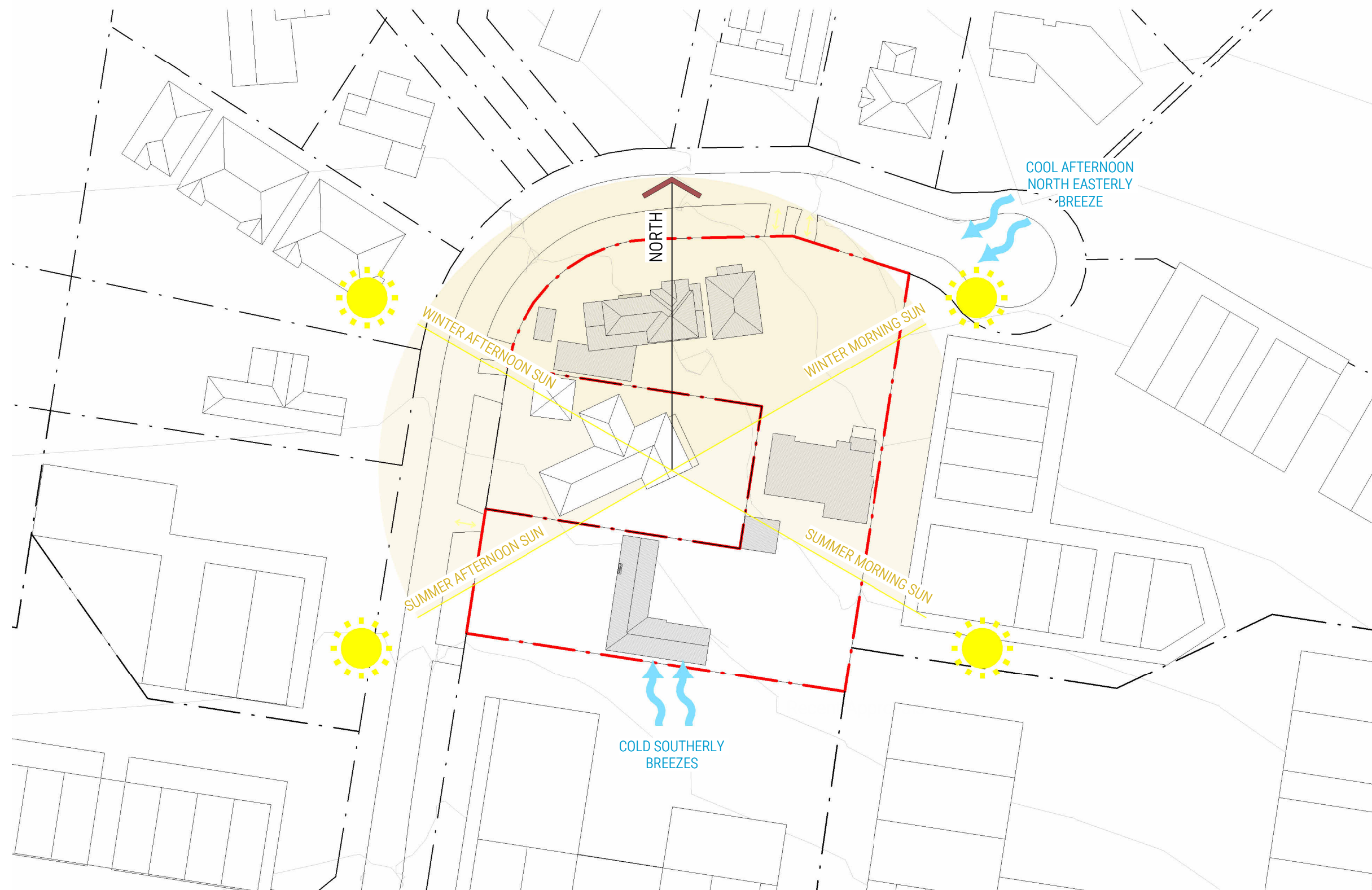
View 2
North down Gladys Avenue



View 3
West from Gladys Avenue

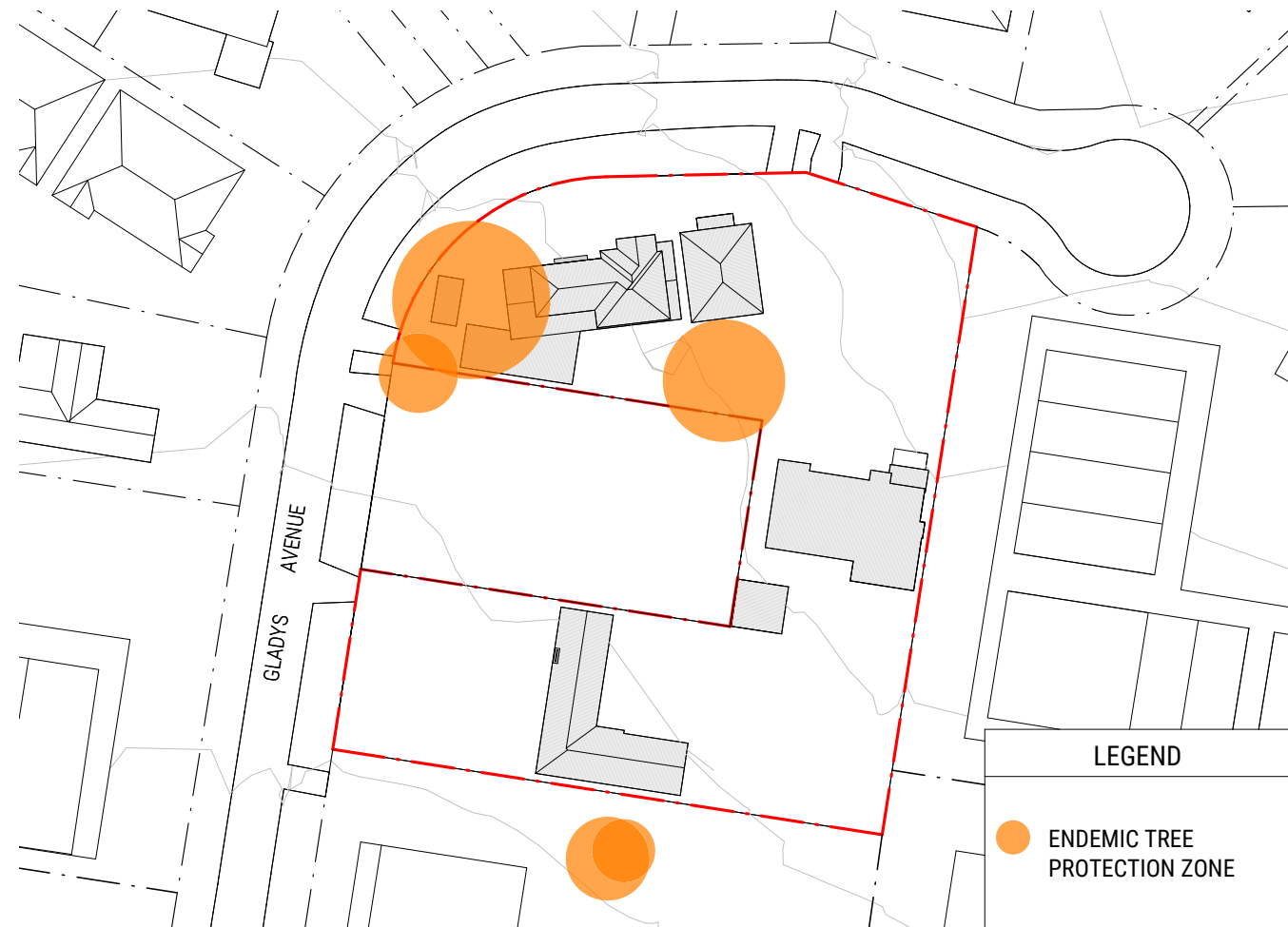
2.0 Site Analysis

2.0 Site Analysis / 2.01 Site Condition

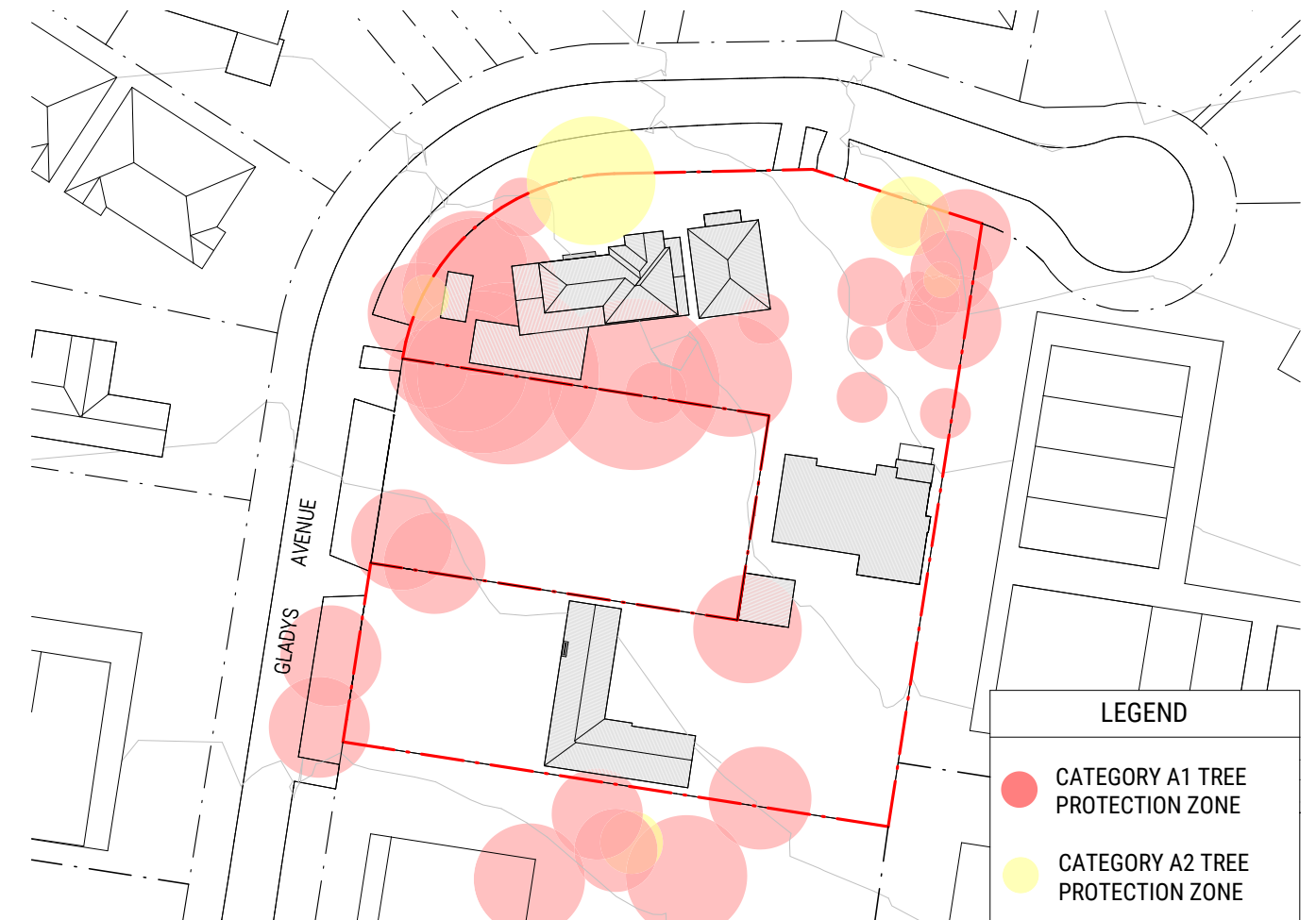


Solar & Ventilation

2.0 Site Analysis / 2.01 Site Condition



Endemic Trees



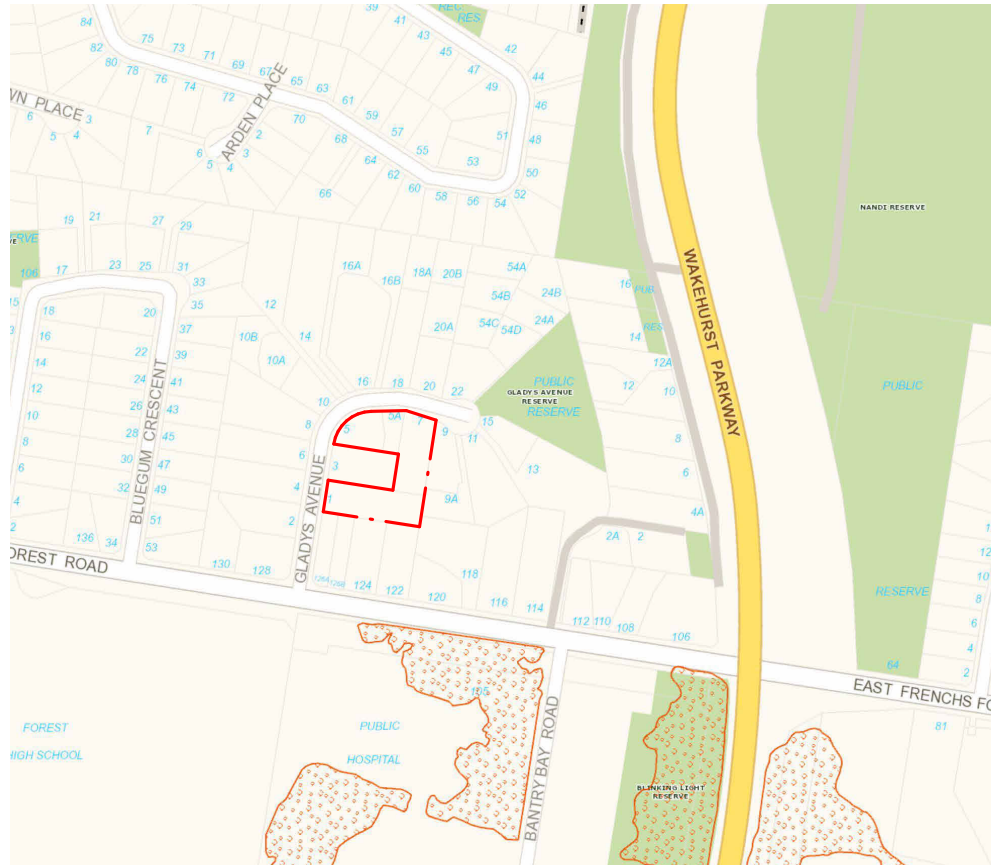
Category A Trees

2.0 Site Analysis / 2.02 Planning Condition

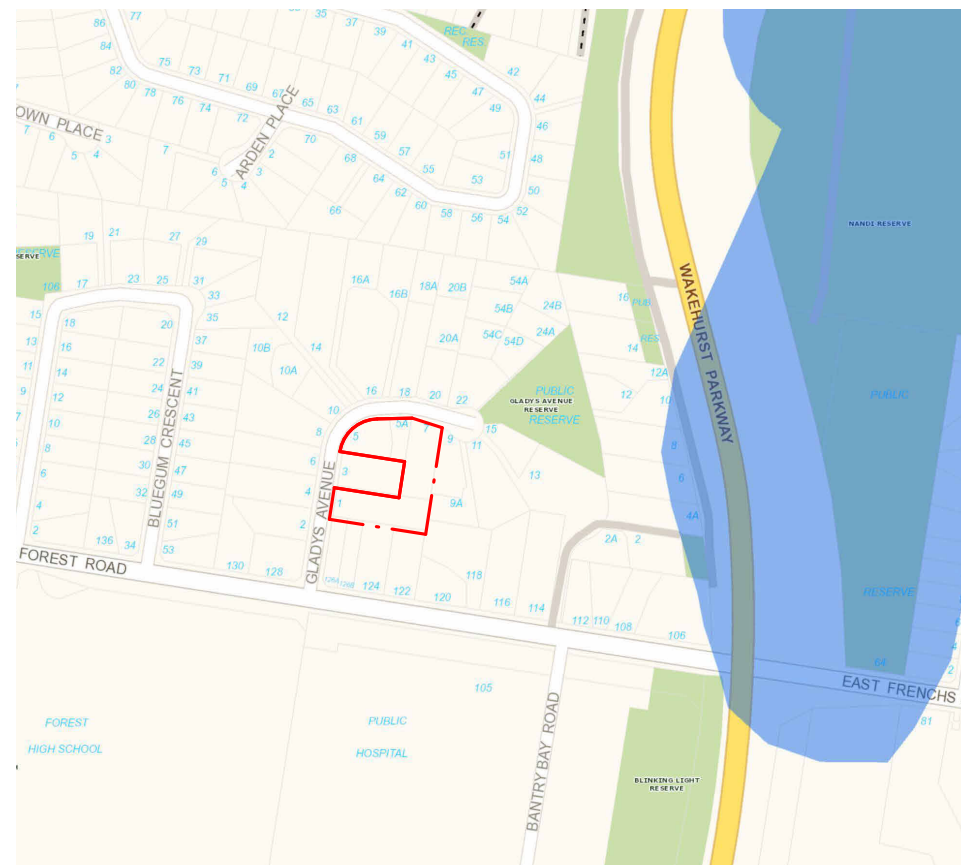


Recent Approvals

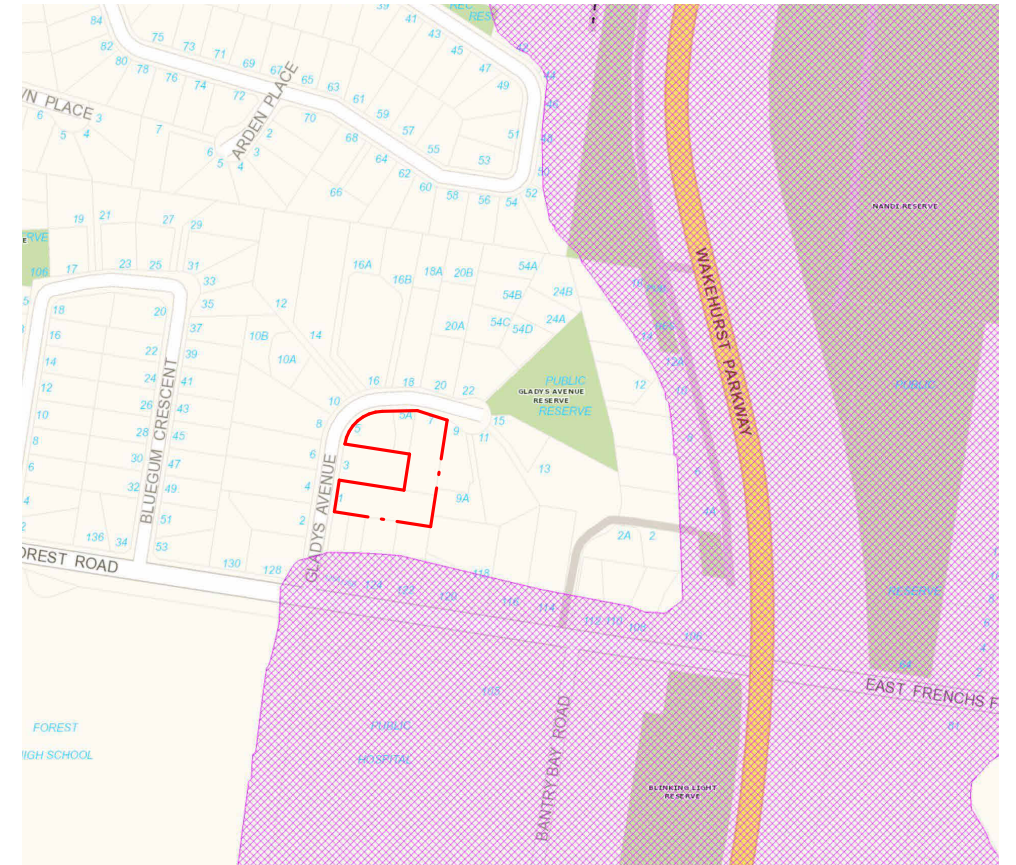
2.0 Site Analysis / 2.02 Planning Condition



Threatened and High Conservation Habitat Areas



Waterways and Riparian Lands



Wildlife Corridors

3.0 PLM & DSAP & Design Evolution

The applicant has worked with council and the design panel to ensure the development presented is of high architectural merit and responds to various concerns. Milestones that have been undertaken are below:

Concept Drawings Submitted:	13th Sept 2022
DSAP Meeting:	27th Oct 2022
DSAP Minutes sent:	8th Nov 2022
Amended Drawings Submitted:	9th Dec 2022
Pre Lodgement Meeting:	24th Jan 2023
PLM Minutes sent:	Not Received (We followed up and council have not finalised)
DA Uploaded:	Late Feb 2023

After both the DSAP meeting and the PLM, changes to the architectural forms were made to respond to concerns of council or the design panel. The following pages outline the changes that were made as a way of responding to the concerns.

3.0 PLM & DSAP & Design Evolution / 3.01 Overview



Schedule of architectural amendments

In overview, the following key design amendments are noted:

- Car parking spaces reduced to 45 (41 residential, 4 share) from 61 (54 residential, 7 visitor), and increased 15 motorcycle and more than 60 bicycle spaces.
- Increased basement setbacks at northeast corner and southeast corner. The southern setback of the basement has increased to 4335mm from 2000mm as well as the northern basement setback (building on 1 Gladys Ave) increased to 2725mm from 2000mm.
- Relocated the footpath on the southern boundary of No 1 Gladys Ave and moved the POS to the north. The footpath goes through the building on 1 Gladys Ave. The internal layouts of TH1-12 have been mirrored accordingly.
- Townhouses address the streets.
- The southeast unit (TH13 in previous drawing set) has been removed to allow a 4.5m setback. The number of units reduced to 30 from 36.
- The front setback is increased to 6.5m for the whole site.
- Additional site analysis is provided providing more information about the existing site, trees, and planning strategy.
- The open space area increased to 44.3% with 28% deep soil area.
- More modelling for the site at number 3 Gladys has been undertaken, with a four-storey apartment building added as an exercise in demonstrating future capability of the site and the potential mix of buildings in the area.
- Analysis of the native and endemic trees on and near the site. Endemic trees are mapped on one diagram, and all category A1 or A2 trees are also mapped on another diagram.

3.0 PLM & DSAP & Design Evolution / 3.02 Strategic Urban Context

Design Sustainability Advisory Panel (DSAP)

Strategic Context, Urban Context: Surrounding Area Character

Recommendations:

1. Site analysis. For guidance refer to the ADG Appendix 1 Site Analysis checklist, but add future context assumptions in areas undergoing urban renewal and adjacent R2 zoned areas. Identify the desirable elements of the areas existing character and future character including identifying significant and endemic trees within 6m of site boundaries and in the adjacent public domain and visual catchment. Particular attention should be paid to the isolated site.
2. At this stage an options study of masterplan solutions should be developed showing contextual and site analysis to ensure the fundamental design principles are in place. Architectural detail is not required at this stage.
3. The first step is to identify where endemic and significant trees are located and then plan the building footprints so that these trees are substantially retained. Trees within the site are just as important as those in the street frontages.
4. Refer to SMEC Biodiversity Assessment Report dated October 2014 prepared for Roads and Maritime Services for the Northern Beaches Hospital for insight into landscape context and local native vegetation communities in remnant open woodland. <https://roads-waterways.transport.nsw.gov.au/projects/01documents/northern-beaches-hospital/eis/nbh-eis-stage-1-vol-2-app-f.pdf>
5. Consider options with 3 storey residential flat buildings and townhouses with basement carparking to ensure the building footprint is not excessive

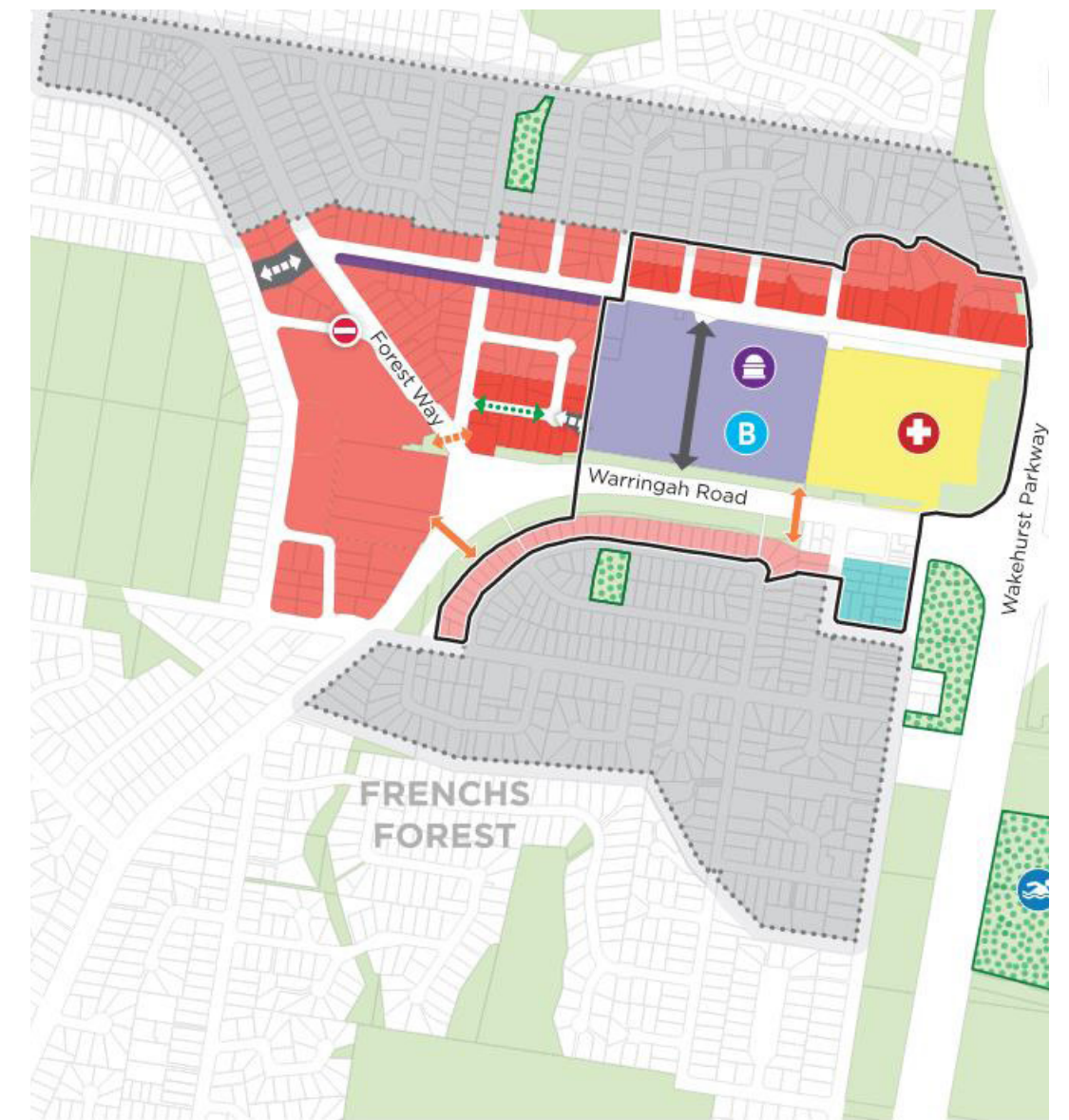
In response to item 1 – relating to site analysis, we have expanded the site analysis pages to a total of 8 diagrams explaining different items. It also notes the various approvals in the R2 land with FSRs up to 0.75:1 on the R2 land. Endemic trees have been highlights, Category A trees highlighted, future master planning shown. The isolated site could have a similar townhouse proposal on it, or it could have an apartment building. This apartment scheme option is now also shown.

Response to item 2 – additional plans are included in the submission to show the consideration made to the masterplan, redevelopment options considered, the key site opportunities and constraints, along with the manner in which the proposal responds.

Response to item 3 – This amended scheme shows the endemic trees on the site on the site analysis page. Of the 5 endemic trees near the site, 3 are able to be retained. The two that are required to be removed will be replaced at a minimum of 2 to 1 ratios in line with WDCP Part G9, 5.2.8 part 2.

Response to item 4 – A preliminary Arborist Report was produced prior to the PLM and this has been updated to accompany the DA submission.

Response to item 5 – We have investigated a Residential Flat Building on the site, but the site proportions are not conducive to the larger footprint required for RFBs. The shape and proportions of the land renders it appropriate for medium density housing which the proposal (as amended) responds appropriately to. We have reduced the building footprint and increased the landscape areas.



Hospital Precinct Structure Plan

	Frenchs Forest Precinct		R3+ Medium density residential plus additional land uses
	Cadastral		SP2 Infrastructure
	Neighbourhood centre		Green link
	Mixed use		Mid block connection
	Jobs growth		New road connection
	R2+ Low density residential plus additional land uses		Potential road widening
	R3 Medium density residential		

3.0 PLM & DSAP & Design Evolution / 3.03 Scale, Built Form and Articulation



Scale, Built Form and Articulation

Recommendations:

6. Provide a 6.5m deep soil front setback from the street in any solution.
7. Provide minimum 6m setbacks to side and rear boundaries as part of the character transition to R2 zoning neighbouring the site.
8. Townhouses fronting streets should be maximised in site planning.
9. Avoid single aspect south facing private open space that is required.
10. Consider alternate plans for east west facing dwellings and north south facing dwellings.

In response to item 6 – a 6.5m deep soil front setbacks has been provided in the amended drawings submitted with the Development Application.

In response to item 7 – the site is nearby R2 zoning but it has no side boundaries or rear boundaries adjoining a R2 zoning or RE1 zoning and thus is not required to have a 6m side setback (requirement 3 of WDCP G9 5.2.3). There are buildings across the street that are in an R2 zoning, the local development character has been considered along with some recent approvals on these properties. The following are noted:

- The approval of 6 Gladys Avenue in a R2 zoning with both storeys approved with a 3m side setback.
- 8 Gladys Avenue is also in an R2 zoning with townhouses approved with a 3m side setback which is noted in the assessment report as a “generous side setbacks”.
- 16 Gladys Avenue which is also R2 zoning was approved with 2m side setbacks. The amended scheme does have 4.0m which is in excess of the requirements of the WDCP B3 and B5 which require a 0.9m side setback and 4m side boundary envelope.

Whilst we have maintained the setbacks, we have looked to transition the height across the site. The dwellings that face Gladys Avenue

In response to item 8 – townhouses at the North West of the site have been rotated to face towards the street. This now means 10 townhouses have a street frontage in the DA application.

In response to item 9 – the southern row of townhouses have now been mirrored and the footpath moved to the southern side of the building. This means that townhouses 1 to 12 are north facing townhouses.

Townhouses 13 to 22 have dual aspect orientation with their principal POS on the eastern side. Townhouses 23 to 30 also have dual aspect, and they have generous northern front gardens which will be off the dining area. This now satisfies the recommendation.

In response to item 10 – we have developed the planning of the townhouses so that there are variations of types across the site. Whilst on paper the floor planning across the site, changes have had to be made to each plan such that there are 8 unit types across the site. There has also been changes to the dwellings that face the street, most notably the townhouse 23-30 which have great northerly aspect but their main POS is on the south side as they are addressing the street. This means we have allowed for a third garden space by incorporating rooftop terraces with northerly aspects so there is a range of garden settings.

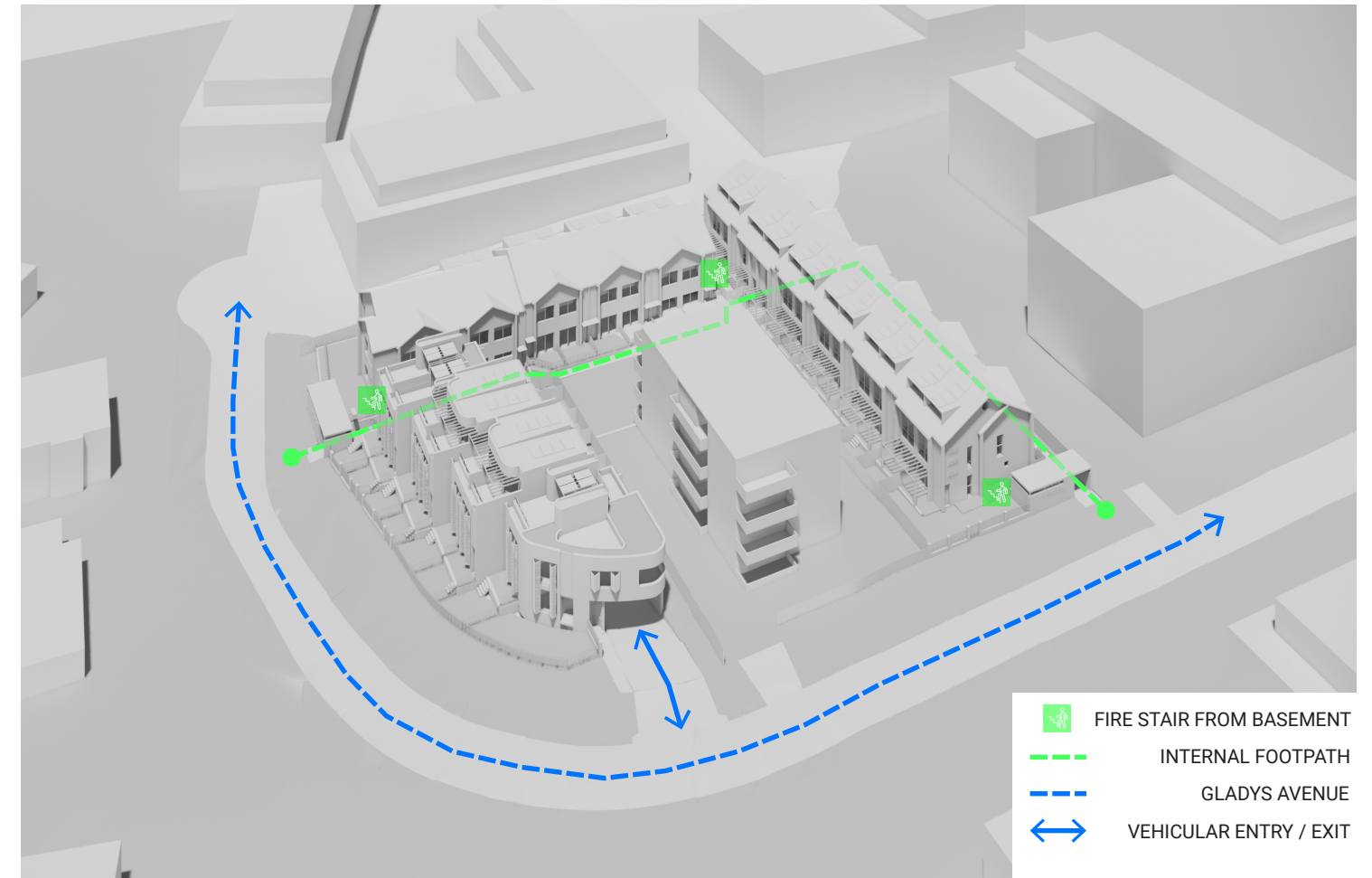


3.0 PLM & DSAP & Design Evolution / 3.04 Access, Vehicular Movement, and Car Parking

Access, Vehicular Movement, and Car Parking

Recommendations:

11. Townhouses fronting streets should have direct entries from the street.
12. Where townhouses are proposed that do not have street frontage the lane network needs to be of a scale and configuration that will provide the equivalent of a publicly accessible ungated 'new street' address. Typically, this would require a minimum 6m wide landscaped pedestrian street (boundary to built form) with good sightlines and overlooked for neighbourhood safety. Generous landscaping should be provided along pathways adjacent to boundaries. Pathways should be minimum 1.5m wide. Each townhouse should have a private entry garden to access the internal streets.
13. Internal pedestrian streets should connect to local streets at each end and avoid cul de sac conditions.
14. Consider alternative locations of internal pedestrian streets including access along the southern boundary of No.1 Gladys so that private open space is located north of dwellings. Present alternatives considered and the reasons for preferred site planning in future DSAP meetings.
15. Consider waste collection in the master plan phase.



In response to item 11 – the amended scheme now has 10 townhouses fronting the street, and all of these will have access points direct from the street.

In response to item 12 – the walkway design has been considered further with council and our landscape architect. The internal street will have a landscaped zone on each side of the walkway, and there are small private courtyards before accessing the front door of the property. The walkway on the southern side is now all deep soil which will allow for the planting to become more established with time. These landscape areas will be maintained by the Strata Body which will ensure they continue to flourish to ensure that they create nice walkways.

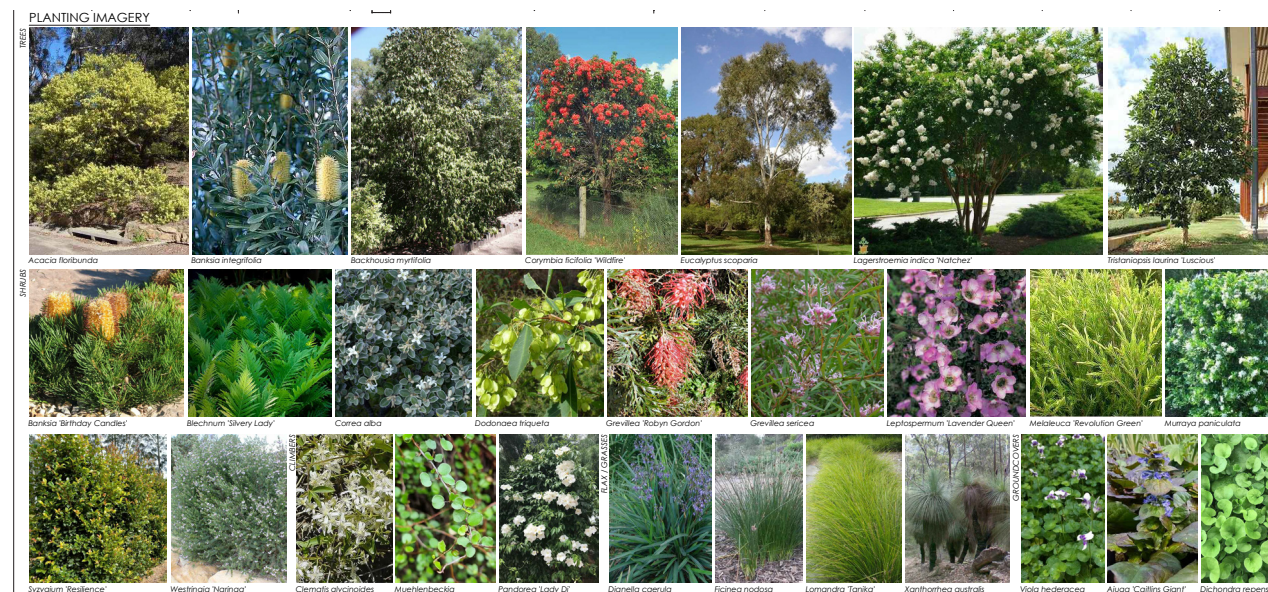
Further to the above, each townhouse that addresses the street does have a private garden entry. Council has requested that the first 2m of landscaping remain common property, so these gardens all start 2m back from the street frontage.

In response to item 13 – the walkway connects to the local street at each end and avoids cul-de-sac conditions. We have also undertaken a desktop CEPTED assessment prior to lodging the Development Application and we have ensured that there are no areas along this path that are unsafe. Casual surveillance from inside each townhouse is provided, and we have tried to close off any cul-de-sac areas which are unsafe by introducing additional gates with security to ensure only owners can use this area (such as the walkway outside TH 10-12 or fire stairs adjacent to TH13).

In response to item 14 – this recommendation has now been adopted. All townhouses along the southern edge of 1 Gladys have been mirrored so that all the principal POS are on the northern side.

In response to item 15 – the waste collection has now been shown in accordance with Northern Beaches Waste Management Policy Chapter 4. There are two bin areas given the large extent of the site, but both areas are within 6.5m of the front setback as required in Part 4.6 of the Policy. 2 bays are provided in 2 locations to aid accessibility and proximity to residents within the site. The size requirements met for the required number of bins, and this has been presented to both Council Planning and Waste Teams. Their Waste team asked for an increase in size and a roof must be put on it, which planning agreed with. This has been agreed to and is now shown in the Development Application Drawings.

3.0 PLM & DSAP & Design Evolution / 3.05 Landscape



Landscape

Recommendations:

16. The design should start with considering a detailed site analysis including context analysis and understanding of existing trees suitable for retention.
17. The existing trees must be given priority and have both environmental and amenity value for residents as well as contributing to the character of the area.
18. The trees and their retention should be utilised to inform how the development character may be developed, how they might create spaces and inform circulation.
19. The basement must be minimised in order to allow deep soil for landscape for the existing trees and the landscape for the dwellings.
20. Entry, circulation and street presence are critical to setting up the site masterplan and creating a positive intervention into the urban realm.

In response to item 16 – the detailed site analysis has been included as part of the amended application. The endemic trees are mapped on one diagram, and all category A1 or A2 trees are also mapped on another diagram.

In response to item 17 – the amended application now includes 11 Category A trees being retained on or around the site. There are 27 trees to now be demolished, all of which will be replaced at a minimum ratio of 2 to 1 in line with WDCP Part G9, 5.2.8 part 2.

In response to item 18 – we have looked at alternative schemes, but it would render the sites of 5, 5a and half of 7 undevelopable. There would be approximately 825m² of the site area left as developable, which is less than 23.5% of the site area left to build on. This is not feasible or an appropriate outcome for the land or the development planned for the area.

In response to item 19 – the basement footprint has been significantly reduced to allow for over 28% of the site to be deep soil. A further 15% of the site will have at least 1m deep planting on top of the basement which is in excess of the requirement.

In response to item 20 – we have made further amended the plans. We submit that the entry, circulation, and street presence create 'a positive intervention into the urban realm'.

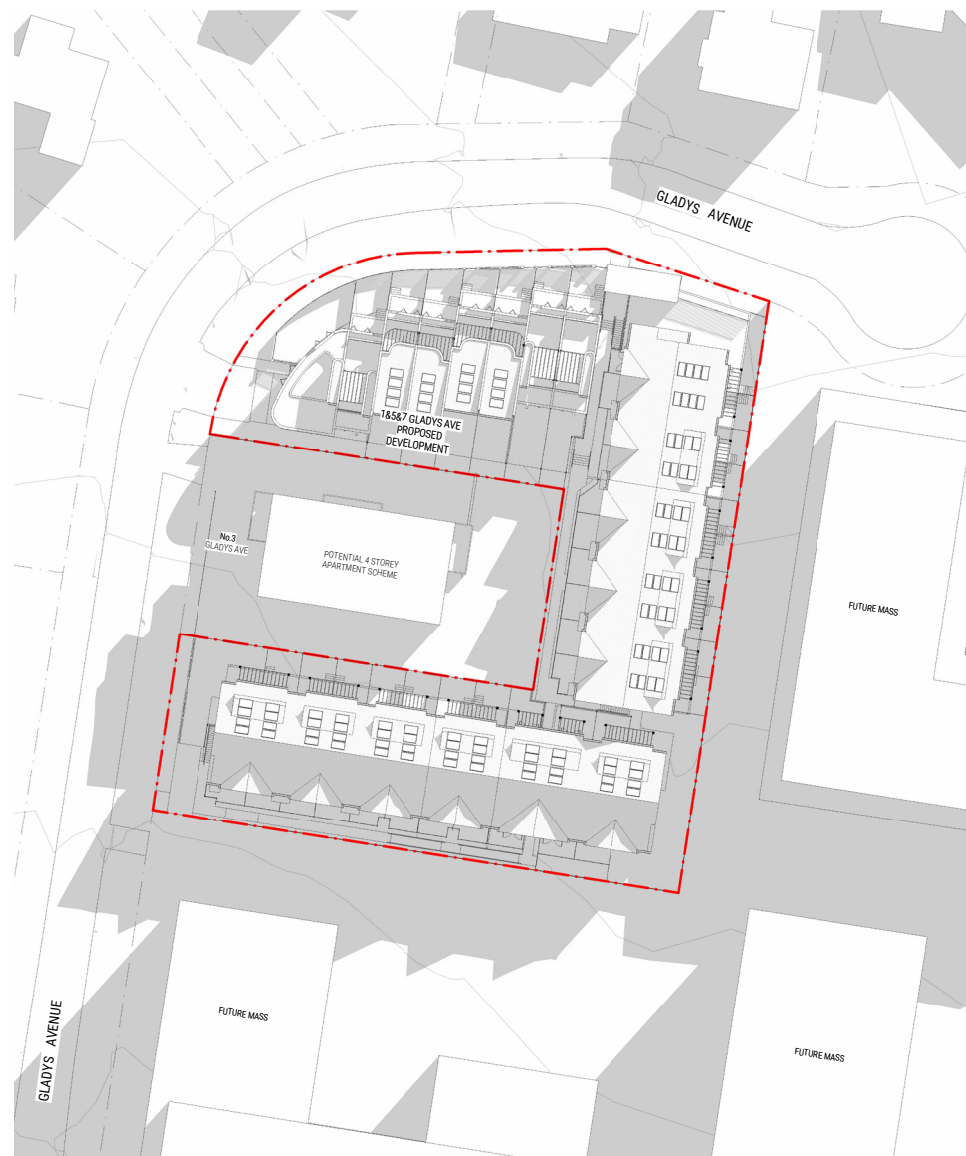
3.0 PLM & DSAP & Design Evolution / 3.06 Amenity

Amenity

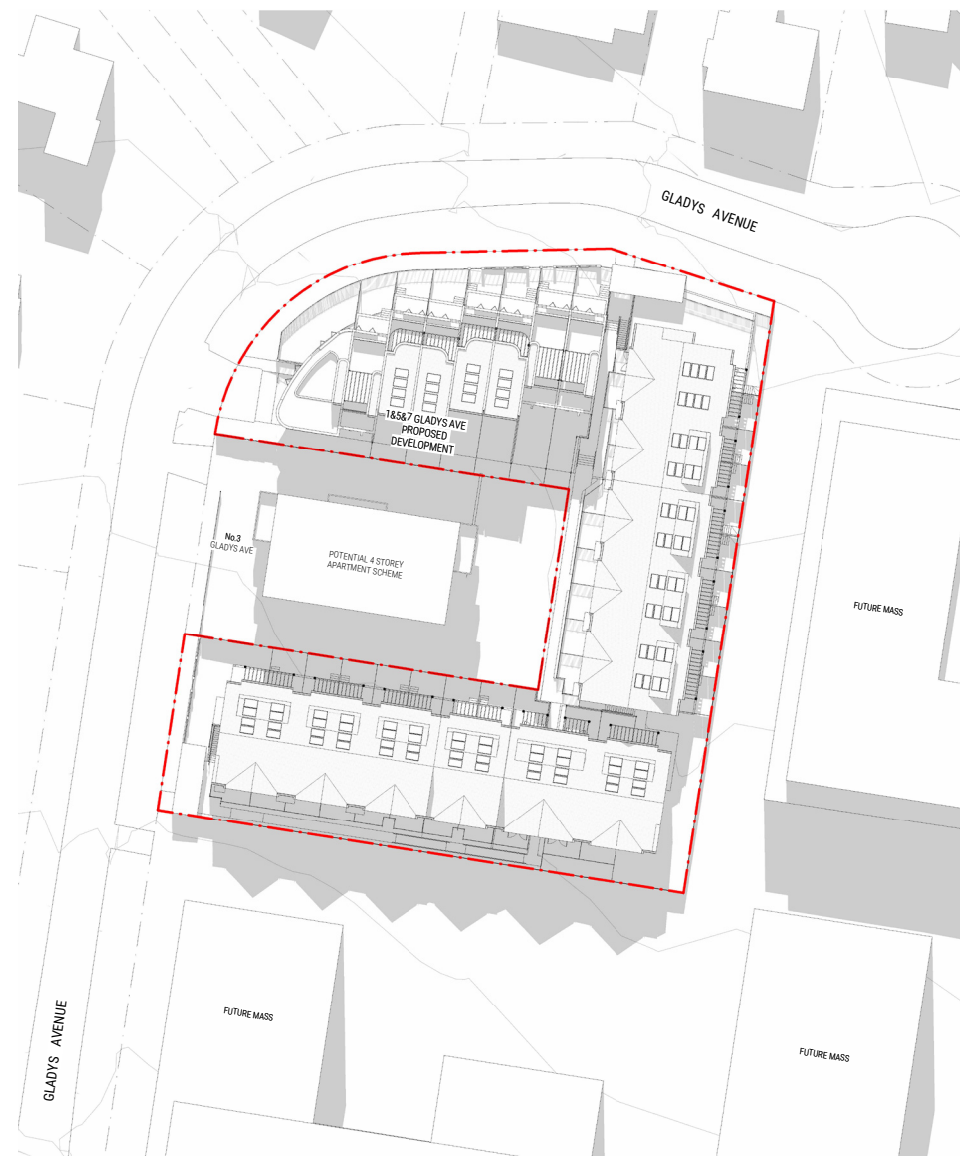
Recommendations:

21. Built form analysis should consider overshadowing and privacy to existing dwellings and private open space adjacent.

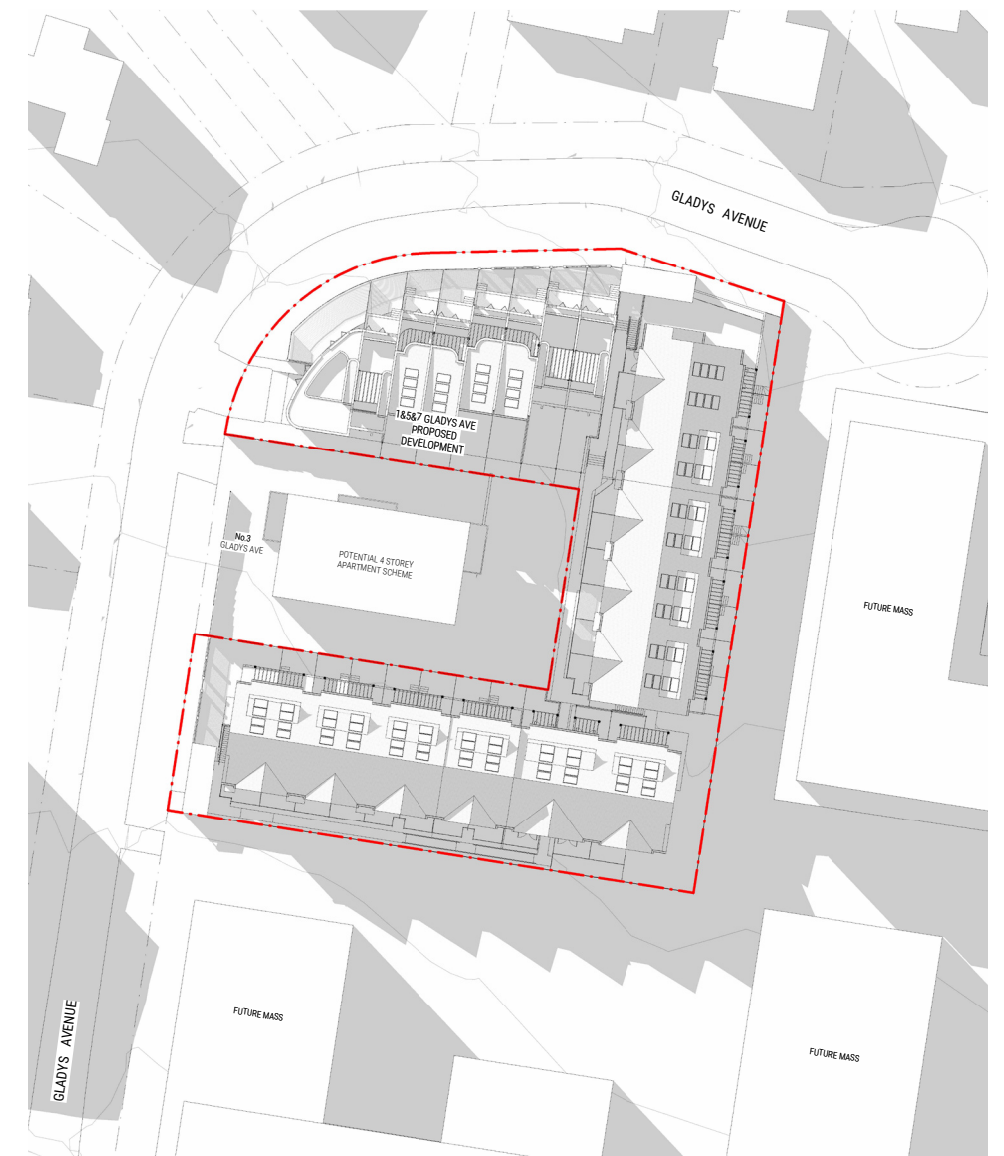
In response to item 21 – the properties to the south are all earmarked for development as development with an FSR of 2:1, a 3.5m setback to the southern boundary, zero setbacks to their side boundaries and a total height of 17.5m. That results in the building massing of these sites being on the far south of the development sites (and ground floor is most likely commercial). The overshadowing from any of our development site should not overshadow any future residential dwellings on those southern sites. We have also investigated the overshadowing to 3 Gladys Ave and under a future RFB proposal, all 12 units have solar access compliance, and 11 of those have a full 6 hours of sun with the last unit having 5 hours. This is great solar access compliance.



Proposed Shadow Diagram - 9am June 21st



Proposed Shadow Diagram - 12pm June 21st



Proposed Shadow Diagram - 3pm June 21st



Sustainability

Recommendations:

22. Reduce parking to maximums permissible.

The following aspects of design and servicing should be included:

23. Decarbonise energy supply.

- All services should be electric – gas for cooking, hot water and heating should be avoided.
- Heat pump systems for apartments or other ways of providing electric hot water should be considered.
- The storage of hot water can be considered a defacto battery if heated by PVs during the day.
- Note the risk of gas reticulation becoming a 'stranded asset' and the possibility of additional costs to remove gas and rewire the building.

24. Install onsite power generation and storage.

- Unshaded roof space is a valuable resource for hosting PV panels to create onsite renewable energy.
- PVs over green roofs perform better due to the local lower ambient air temperature.
- On site battery storage has benefits for the grid and may be a highly desirable back-up during the transition to a de-carbonised grid.

25. Install EV charging.

- Provide EV charging points for each unit
- Allow for bi-directional (2-way) charging of EV battery for powering the building

26. Ensure passive design principles including appropriate building orientation are employed in the master plan concept to reduce energy usage.

- The Panel notes that higher energy standards have been approved by the Department of Planning available here <https://pp.planningportal.nsw.gov.au/BASIX-standards>.
- The Department advises that the higher BASIX thermal performance standards will require 7 stars based on NatHERS rating system, consistent with the National Construction Code for 2022. It also has a number of other improvements that for future proofing of projects are advisable to be included in advance of them being enforced.
- Include ceiling fans in all bedrooms and living rooms.

In response to item 22 – this recommendation has been adopted in full. The amended design significantly reduces the amount of cars in the development, and includes car share spaces. The development now has 45 spaces total, which includes 4 car share spaces and 2 spaces with electric chargers.

In response to item 23 – the applicant has accepted the recommendation of no gas being installed on the site. The development proposes electric hot water and induction cooktops.

In response to item 24 – the applicant has accepted a 1.5kW solar array per dwelling which is shown in the BASIX and on the architectural roof plans. The applicant has chosen to not install batteries with the system at this stage; however, this has been flagged with the real estate agent as an purchasers variation if they want to install this.

In response to item 25 – the application has included EV charging for a minimum of 2 cars in the basement. There is also noted on the basement plan that there is a provision for EV charging in all garages, but it will be up to future owners to install the actual infrastructure associated.

In response to item 26 – the panel has noted higher BASIX standards which will be in effect from October 2023, as well as NCC items that are not yet in effect. Whilst that is said, we do have 6 dwellings already over 7 stars with another 8 dwellings that are very easy to get over 7 stars if required. We currently have a 6.2 Star rating as the average across the site which could be improved through some small changes to glazing. There is no minimum star rating currently, and the development complies with SEPP BASIX requirements, therefore we submit that the development does reduce energy usage. Ceiling fans have also been installed in some townhouses but not all as some were

3.0 PLM & DSAP & Design Evolution / 3.08 Other Matter

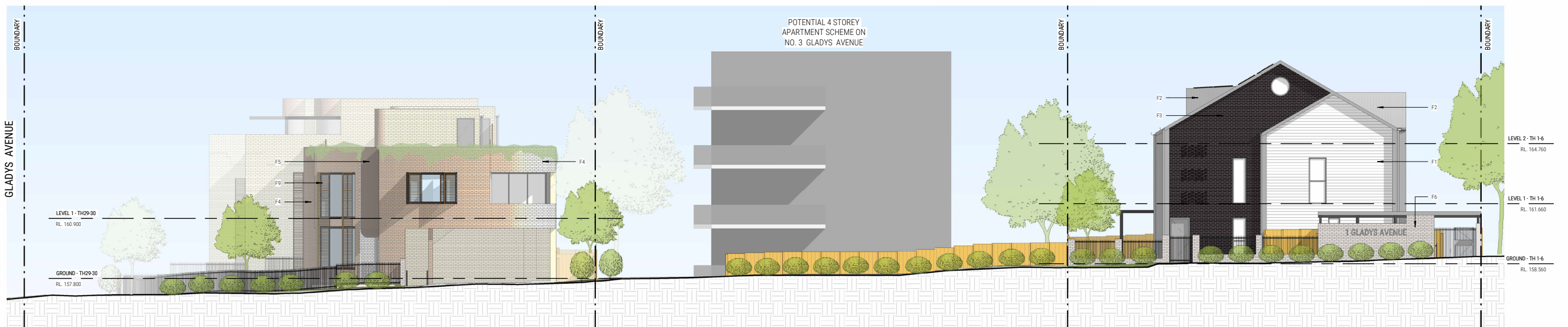
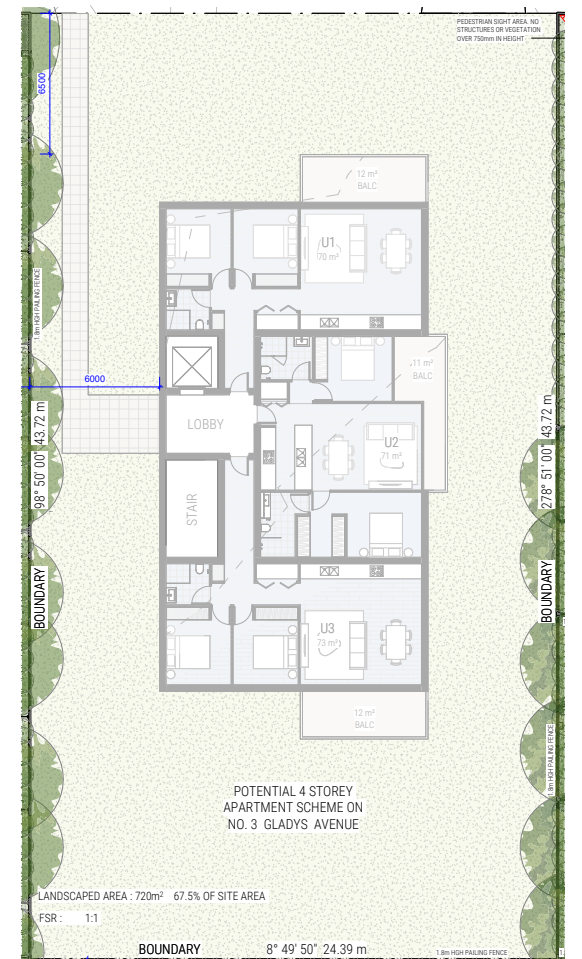
Other Matter - Adjacent Site at 3 Gladys Ave

Site isolation raised. Also, that Council planners considered LEP clauses 8.6 and 8.7 to be potential impediments to the proposed development of the subject land. Legal advice was sought and attached. It confirms that LEP clauses 8.6 and 8.7:

- Are not prohibitions
- Are development standards
- Does not pose an impediment to the development of the subject land in the manner proposed.

Further detailed work has been done

- Two schemes have now been prepared: one for multi-dwelling house and one for a Residential Flat Building; the RFB is shown in the updated plan set.
- 12 units – 11 receive 6hrs, 1 receives 5hrs
- FSR of 1 to 1 which is higher than the subject site and therefore achieves a reasonable development outcome
- Compliant building height (4 storeys) and landscaped area of 67.5%.
- Independent valuation of the land is done and multiple attempts to purchase the site are unsuccessful.



4.0 Design Proposal

4.0 Design Proposal / 4.01 Bird Eye View



4.0 Design Proposal / 4.02 Western View



4.0 Design Proposal / 4.03 Northern View



1, 5, 5a, 7 Gladys Avenue, Frenchs Forest / DA Submission

4.0 Design Proposal / 4.04 Discussion on Design Excellence

LEP Clause 8.5

In considering whether the development exhibits design excellence, the consent authority must consider the following—
(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

We believe the building has a high standard of architectural design. It has been an important feature of the site to break the building masses up based on how they address the street. The two buildings with short ends to the street needed to have a different language than the building which has a long frontage to the street. Building C (the long frontage to the street) has a plan which addressed the street, thus they needed to provide privacy whilst giving casual surveillance of the street. There was also a brick language already existing along the street which we wanted to use into the design to show harmony with the existing character (whilst noting this area is undergoing change and does have a desired future character). The brickwork then provided a link to the R2 zoning nearby, whilst the metal privacy screens allowed users to open and close depending on summer verse winter conditions, or to provide further privacy at various times. The top floor of this building is set back to ensure a nice transition to the nearby R2 zoned land.

The other built forms do take the materiality of the brickwork and features metal elements to provide cohesion, but as they have a small street frontage the language of these buildings changes to a pitched roof. This provides a more domestic style of architecture to break down the massing of the building. The steps in massing with the landscape creates further articulation and visual interest. The dormer windows are a more modern interpretation of that domestic architectural language as they are treated with splayed reveals and formed in sheet metal rather than the traditional timber reveals and tiled roof.

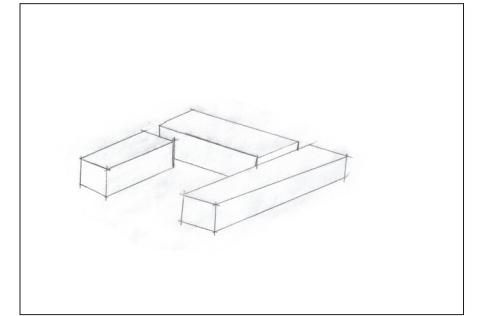
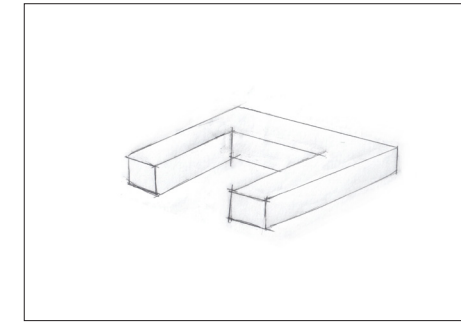
Overall, the materials and detailing used assists in breaking down scales, they transition the styles to the neighbouring developments and nearby R2 zoning, whilst also adding great visual interest to the public domain. Materials have been carefully selected and integrated to provide texture, character and a finer human scale to the proposal.

(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,

The proposed development will improve the quality and amenity of the public domain for multiple reasons. Firstly, any townhouse that faces a street has a front garden to help activate the street frontages. The scale of the architectural languages is appropriate to the context as the proposal is mainly two stories adjacent to the R2 zoning, stepping up to three stories as the sites then progress towards the 19m height limits. The buildings have been broken up on the site to address different aspects and different street conditions. The two building masses that have a short boundary to the street feature pitched roofs, dormer windows and smaller scale articulation features – giving a finer grain and human scale to the proposal. The third building, which has a long frontage to the street, is a different architectural language which also satisfies councils requests for variation in building forms on the site. It features brickwork with no pitched roofs, and it has rooftop terrace areas enjoying a great northerly aspect and outlook. Whilst different in language – the built forms are linked through their materiality. Both feature textural brickwork and feature metal elements, providing cohesion across the sites. Overall, the development provides a varying visual interest which leads to greater amenity.

(c) whether the development detrimentally impacts on view corridors,

The proposal does not have any main view corridors around the site. Regardless, the proposal only reaches 9m above natural ground; well below the 13m height limit. As such, future development sites are not limited in their view potential and are afforded more opportunities for outlook than would have been if the proposal were developed to the permissible height limit.



External Finishes



4.0 Design Proposal / 4.04 Discussion on Design Excellence

- (d) how the development addresses the following matters—
(i) the suitability of the land for development,

The land is zoned R3 and has been nominated as a 13m height limit and FSR of 1:1. It has been included in the Masterplan by CHROFI and included in the Frenchs Forest Road West Neighbourhood. The site has been included in these masterplans as Northern Beaches Strategic Planning has nominated the site as suitable for redevelopment.

Multi-dwelling housing falls into the allowable development types of R3 land as defined in the WLEP, and thus is it deemed suitable for the land.

- (ii) existing and proposed uses and use mix,

The existing use of the land is residential dwellings. The proposal is consistent with this, with only residential dwellings proposed. There are currently 4 dwellings on the site which will be uplifted to a total of 30 dwellings on the site. There are a range of dwelling sizes including 1, 2 and 3 bedroom townhouses, with three of them also being adaptable for persons with a disability. This proposed use and mix of sizes does not target one specific user; rather affords opportunities for a range of future residents.

- (iii) heritage issues and streetscape constraints,

The site is not bound by any heritage items and thus does not respond so any heritage issues. We have worked closely with council to develop an architectural palette which provides variance and interest to surrounding dwellings. This ensures the proposal does not overwhelm the current residential grain; yet at the same time responds to the future desired character of the area.

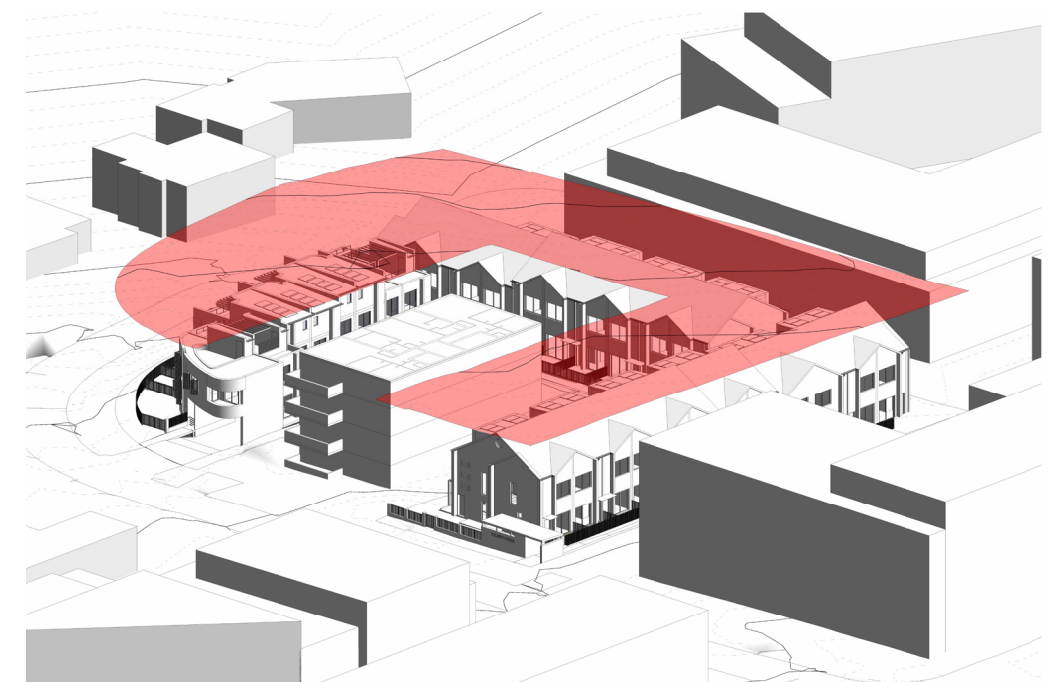
- (iv) the relationship of the development with other existing or proposed development on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,

The relationship of the proposed development to its other existing developments is not a critical item as the area has been recently rezoned and is intended on being uplifted in a similar manner as this site. The Frenchs Forest Place Strategy 2041 outlines this major uplift.

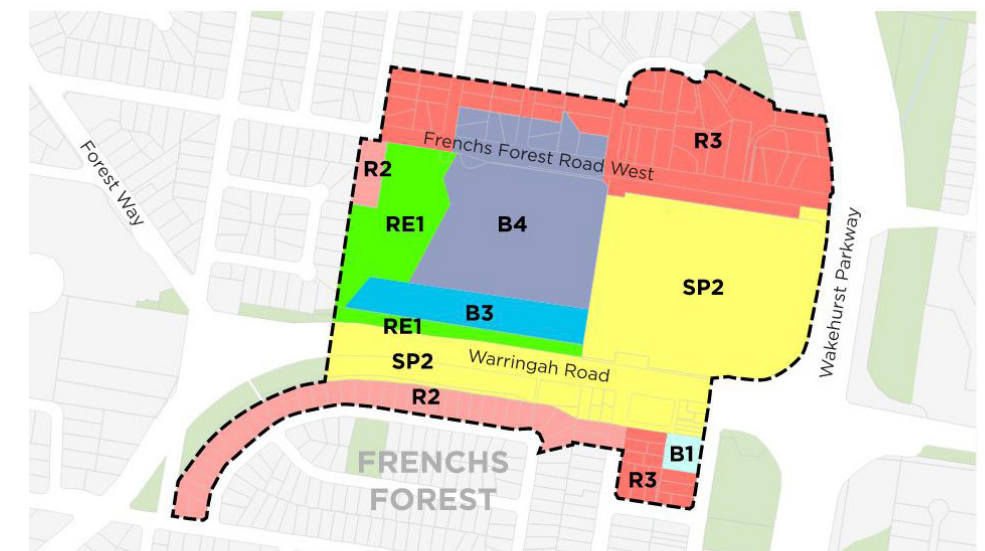
The proposal still achieves the density and planning strategies as determined within the CHROFI masterplan of this area. The proposal has a much smaller height than allowable, ensuring there is great solar access to neighbouring sites. The separation and setbacks from future neighbouring developments is generous given the medium density development opposed to high density apartments. The site to the south also will be mainly fronting Frenchs Forest Road West (as all controls are trying to create a street wall with activated road frontages) which allows for a very substantial separation to this site.

- (v) bulk, massing and modulation of buildings,

The site has been broken up into three main building masses to respond appropriately to the current residential context. The two building masses that have a short boundary to the street feature pitched roofs, dormer windows and smaller scale articulation features – giving a finer grain and human scale to the proposal. The third building, which has a long frontage to the street, is a different architectural language which also satisfies councils requests for variation in building forms on the site. It features brickwork with no pitched roofs, and it has rooftop terrace areas enjoying a great northerly aspect and outlook. Whilst different in language – the built forms are linked through their materiality. Both feature textural brickwork and feature metal elements; providing cohesion across the sites. The buildings are lower in height than the 13m maximum height permitted on the site.



13m Height Plane



Land Zone

B1	Neighbourhood Centre	B3	Commercial Core
B4	Mixed Use	R2	Low Density Residential
R3	Medium Density Residential	RE1	Public Recreation
SP2	Infrastructure		

Land Zone in “ Frenchs Forest 2041”

4.0 Design Proposal / 4.04 Discussion on Design Excellence

(vi) street frontage heights,

The proposal gives varying heights to their street frontages providing an active and interesting address. The two buildings with short frontages to the street are 2-3 stories in height, with the eaves being 2 stories and the ridge point being 3 stories.

The third building has a street frontage which is generally read as a two-storey element. A finer treated third level is set back from the primary building line; creating a street frontage which steps down in scale toward the adjacent R2 properties. This effectively creates a finer scaled street and responds appropriately to the neighbouring context.

(vii) environmental impacts including overshadowing, wind and reflectivity,

The design has limited overshadowed as the building is much below the maximum height of the site. The tallest portions of the proposal are located to the centre of the site, with buildings stepping down to each boundary. This allows for much greater solar access to neighbouring houses/developments than another scheme would have. 100% of dwellings are cross ventilated providing for excellent passive cooling. Materials have been carefully selected for longevity and durability in mind; as well as consideration for reflectivity. The primary palette is brick and weatherboard – with feature metal elements or cladding proposed to be mid to dark tones.

(viii) the achievement of the principles of ecologically sustainable development,

The proposed development has gone above and beyond the minimum BASIX requirements to ensure that the development is as sustainable as possible.

The applicant has also taken onboard comments from DSAP regarding sustainability. Some of the items integrated in the proposal are as follows:

- No gas is used in the project.
- Every dwelling has a minimum 1.5kW solar system.
- Every dwelling has a rainwater tank.
- Maximum parking rates have been complied with.
- Minimum 2 bicycles per dwelling allowed for and half the dwellings allow for motorbike.
- Electric Vehicle charging currently to be installed for two cars; but circuit will be provided to basement for future adaption.
- Some of the materials such as the brickwork can be carbon offset which the applicant will apply for.
- Low water use toilets are being specified,
- Insulation to all walls - including between basement and dwellings – is being implemented,
- Use of ceiling fans in some dwellings to assist with thermal loads.
- Diverse planting has been incorporated across the site to provide ecological support to local faunal species
- Permeable paving has been incorporated throughout the site to improve the permeability



4.0 Design Proposal / 4.04 Discussion on Design Excellence

(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,

The basement has been limited to only one entry and exit point to ensure the design from the streetscape does not have carparking as the feature. It is discretely positioned below a dwelling. There are dedicated visitor bicycle parking spaces at both entrance points to the site; as well as two bicycle spaces in each townhouse garage. Both pedestrian entries to the site are roofed with adequate signage, letterboxes and intercom. The internal public spaces of the proposal are heavily vegetated, and each dwelling is provided a 'front yard' terrace which is again landscaped.

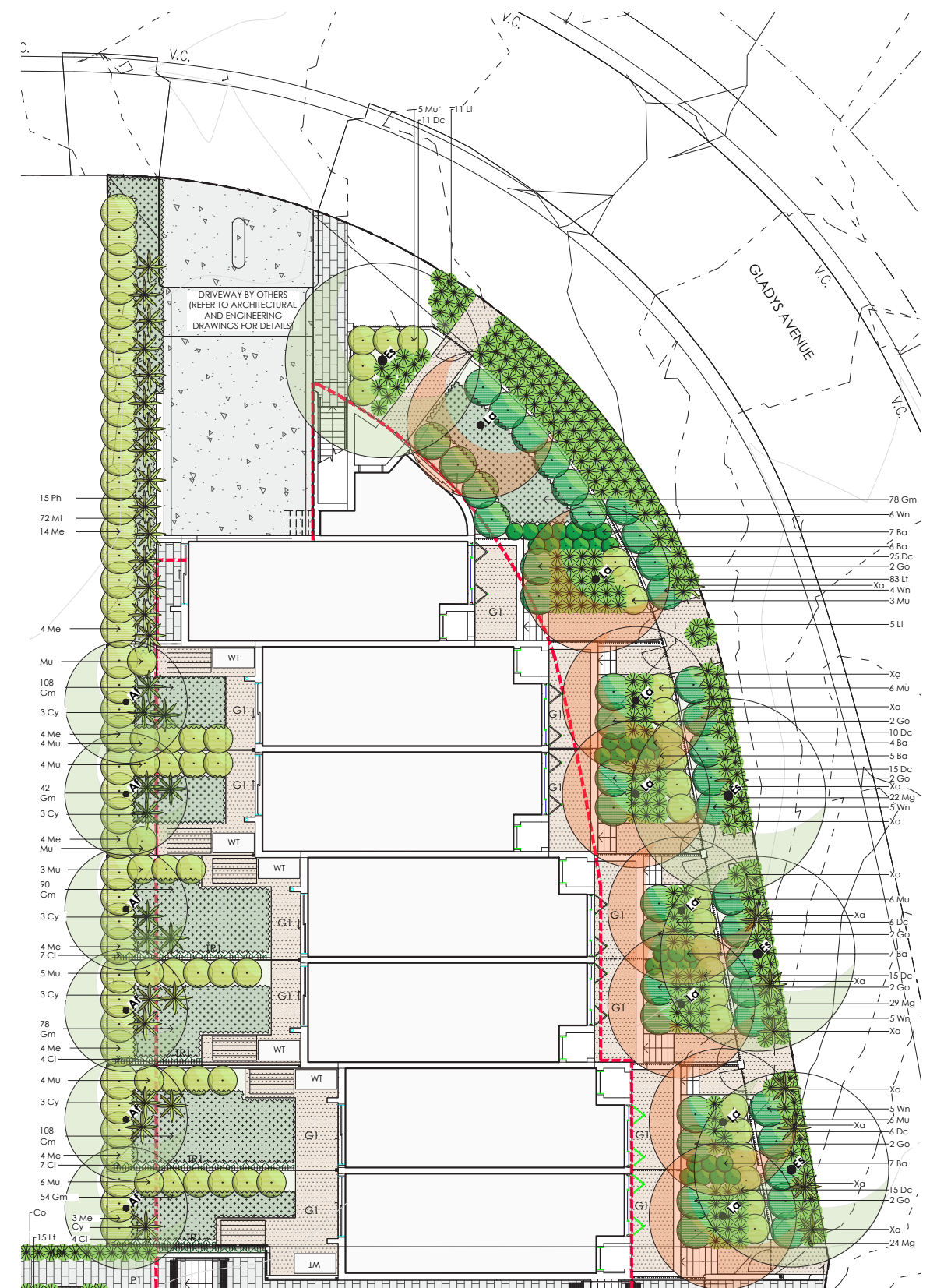
(x) the impact on, and proposed improvements to, the public domain,

The proposal improves the public domain by having 8 dwelling facing the street; which facilitates casual surveillance. New landscaped planting schemes on the front boundaries with the first 2m are generally all common property planting. Any potential vehicular impact by an increase in residents is mitigated by compliance with a maximum parking requirement. Further to this the scheme provides for and complies with bicycle and motorbike parking requirements; with appropriate visitor spaces also being provided.

(xi) the quality and integration of landscape design.

The landscape design for this project incorporates biophilic design principles in order to improve the interfaces for residents and to enhance the street appeal. Predominantly indigenous plant species have been selected to support local pollinators and faunal species. Terraced plantings including a mixed strata of trees, shrubs, native grasses and groundcovers to provide habitat and seasonal interest residents and the local community. Extensive tree plantings have been incorporated to provide shading to dwellings and outdoor spaces, with low water use plantings being used throughout to provide a resilient landscape. Permeable paving and gravel has been incorporated to improve the overall water permeability of the site. This will reduce site run off and stormwater loading. Each courtyard has been designed and landscape to provide a green and functional outdoor space for residents.

The street interface has been designed to provide mixed plantings between the property boundary and fence line which is set back. Native plant species have been incorporated along this edge to provide a diverse and textural planting mix. Additional plantings have been included behind the fence line to soften the interface of the development with the street. Paired paths to access gates have been incorporated to minimise the number of required crossings and to maximise the plantings along Gladys Avenue.



The End

